074.0	0007	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,800 / 1,005,800
					USE VALUE:	1,005,800 / 1,005,800
					ASSESSED:	1,005,800 / 1,005,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARNER PAUL ANDREW
Owner 2:	GARNER FIONA
Owner 3:	
Street 1:	100 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MISERLIS OLYMPIA -
Owner 2:	-
Street 1:	100 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 11,968 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 3210 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11968.000	460,300	200	545,300	1,005,800
Total Card	0.275	460,300	200	545,300	1,005,800
Total Parcel	0.275	460,300	200	545,300	1,005,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.33 | /Parcel: 313.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 47149

GIS Ref

GIS Ref

Insp Date 11/13/18

!6238!

PREVIOUS ASSESSMENT

Parcel ID 074.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	460,300	200	11,968.	545,300	1,005,800	1,005,800	Year End Roll	12/18/2019
2019	101	FV	362,400	0	11,968.	553,100	915,500	915,500	Year End Roll	1/3/2019
2018	101	FV	362,400	0	11,968.	412,900	775,300	775,300	Year End Roll	12/20/2017
2017	101	FV	362,400	0	11,968.	373,900	736,300	736,300	Year End Roll	1/3/2017
2016	101	FV	362,400	0	11,968.	358,400	720,800	720,800	Year End	1/4/2016
2015	101	FV	326,500	0	11,968.	303,800	630,300	630,300	Year End Roll	12/11/2014
2014	101	FV	326,500	0	11,968.	288,200	614,700	614,700	Year End Roll	12/16/2013
2013	101	FV	326,500	0	11,968.	274,200	600,700	600,700		12/13/2012

PRINT

Date	Time
12/10/20	21:02:18

LAST REV

Date	Time
07/23/19	15:11:42

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6238

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MISERLIS OLYMP	52728-23		5/7/2009		569,000	No	No		
MISERLIS STEPH	51979-525		12/16/2008	Family	1	No	No		
MISERLIS CONST	51411-412		7/8/2008	Family	99	No	No		
MISERLIS CONST	50428-588		12/5/2007	Family	99	No	No		
MISERLIS OLYMPI	48536-88		11/22/2006	Family	99	No	No		
MISERLIS CONSTA	25951-406		1/5/1996		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2019	338	Solar Pa	24,636	C				
1/24/2017	80	Inter Fi	73,000	C				remod LV+entry rep
4/20/2012	514	Renovate	92,000					remodel existing k
2/19/2010	122	Redo Bas	28,000					REDO BMT SPACE & R
8/29/2006	722	Re-Roof	9,980					

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2018	Inspected	CC	Chris C
11/6/2018	MEAS&NOTICE	BS	Barbara S
6/11/2012	Info Fm Prmt	MM	Mary M
6/3/2010	Info Fm Prmt	BR	B Rossignol
1/5/2009	Measured	372	PATRIOT
10/12/1999	Meas/Inspect	263	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	47149
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11968		Sq. Ft.	Site		0	70.	0.65	5									545,331						545,300	

Total AC/HA: 0.27475 | Total SF/SM: 11968 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 545,331 | Spl Credit | Total: 545,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.13701296
Const Adj.:	1.01809514
Adj $ / SQ:	109.971
Other Features:	123626
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565521
Depreciation:	105187
Depreciated Total:	460334

COMMENTS

BK:9979 PG:365 648-1401, PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

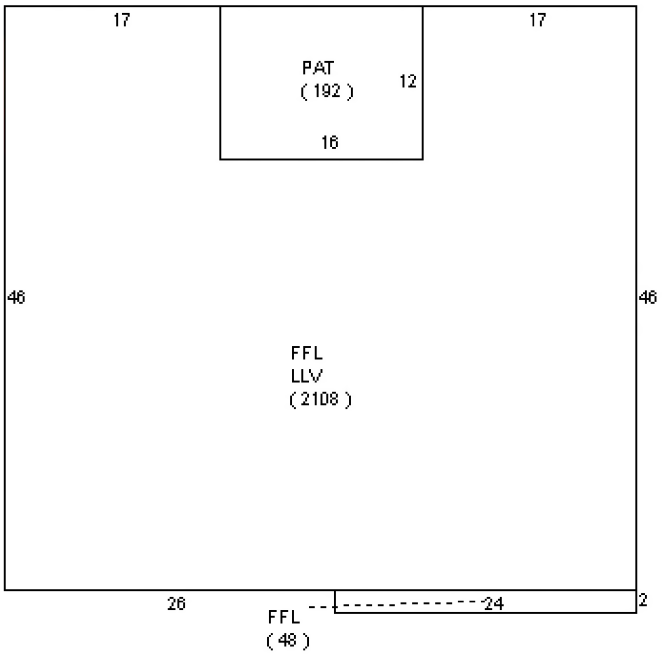
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	120.97
Special Features:	0	Val/Su Net:	103.30
Final Total:	460300	Val/Su SzAd	213.50

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,156	109.970	237,097
LLV	Lower Level	2,108	72.370	152,566
PAT	Patio	192	4.280	822

Net Sketched Area:	4,456			Total:	390,485
Size Ad	2156	Gross Are	4456	FinArea	3210

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 074.0-0007-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X6	A	AV	2016	6.00	T	5	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200